



RESOLUTION

APPROVING AN APPLICATION FOR A PLAN REVIEW USE (PRU) PERMIT FOR THE REDEVELOPMENT OF THE STRAUB MEDICAL CENTER (SMC).

WHEREAS, on December 16, 2020, the Department of Planning and Permitting ("DPP") accepted the application (DPP File No. 2020/PRU-2) from SMC ("Applicant") for PRU Permit to allow implementation of the 15-year Master Plan ("Master Plan") to redevelop the SMC on the 5.09-acre site, which is zoned BMX-3 Community Business Mixed Use District, located in and identified as Tax Map Keys 2-1-042: 002, 003, 007-010, 012, and 022-024, as shown on Exhibits A through F attached hereto ("the Project")

WHEREAS, the City Council held a public hearing on _____, to consider said application for a PRU Permit; and

WHEREAS, the City Council having received the findings and recommendation of the DPP Director on September 21, 2021, by Departmental Communication 661 (2021), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for a PRU Permit, subject to the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that a PRU Permit be issued to the Applicant, subject to the following conditions:

1. This PRU Permit pertains to the land area described on the map attached hereto as Exhibit A.
2. Development of the site must be in general conformance with the revised SMC Master Plan, as described in the Director's Report and as shown on Exhibits A, B, C-1 to C-2, D-1 through D-15, E, and F, provided the structures are modified to comply with the conditions of approval. The Director of the DPP may approve minor or non-substantive deviations to the approved plans in accordance with Section 21-2.20(k), Revised Ordinances of Honolulu (ROH). Major modifications, as determined by the Director of the DPP, will require a new PRU permit.
3. This PRU permit supersedes PRU Permit No. 78/PRU-1, City Council Resolution No. 78-322, approved on August 9, 1978, and as amended under subsequent minor modifications.



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4. The maximum permitted floor area ratio for the Project is 3.44, provided additional floor area may be allowed to convert portions of the parking structure into other usable hospital uses.
5. The parking garage must maintain the ability to be converted into floor area and prior to any conversion of the parking garage to floor area for hospital use, the Applicant shall receive approval from the DPP.
6. The maximum building height allowed is 240 feet. Rooftop structures must conform to Section 21-4.60(c), ROH.
7. The Strode Building may be retained and renovated within the 10-foot Thomas Square Special District building setback along Ward Avenue.
8. The Project may encroach into the BMX-3 Community Business Mixed Use District height setback requirements as follows:
 - a. The hospital tower may encroach 20 feet into the South King Street and Hotel Street height setback;
 - b. The parking garage may encroach 20 feet into the Kealamakai Street, South King Street, and Hotel Street height setback, and
 - c. The parking garage may encroach 16.5 feet into the eastern property line height setback.
9. The Applicant shall provide at least 41 short term and 246 long term bicycle parking spaces. The spaces must meet the design requirements of the Land Use Ordinance (LUO), Chapter 21, ROH.
10. The eastern portion of the parking garage levels, nearest to King's Manor, must be enclosed to the maximum extent possible and screened with vegetation. Revised plans for this elevation must be reviewed and approved by the Director of the DPP prior to the submittal of a building permit application for the parking structure.
11. Prior to the demolition of the Milnor Building, Learning Resource Center, or General Services Building, the Applicant shall provide a letter from the State Historic Preservation Division (SHPD) confirming compliance with the appropriate historic preservation regulations and policies.



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12. Prior to the issuance of a building permit for new structures approved under this PRU Permit, the Applicant shall obtain the following:
 - a. An archaeological inventory survey report that has been accepted by the SHPD;
 - b. An approved Conditional Use Permit for Joint Development or a Subdivision Permit for the consolidation of the Project lots; and
 - c. An approved Special District Permit.
13. Prior to the issuance of a development permit for structures approved under this PRU permit, the Applicant shall submit to the Traffic Review Branch of the DPP for its review and approval:
 - a. A projected timeline on anticipated construction and opening dates of planned buildings and improvements at the Project site to determine when traffic and transportation reports and documents will need to be prepared and submitted. The timeline must include submittal dates of Traffic Impact Report (TIR) updates and a Construction Management Plan (CMP). The timeline may be revised, as needed, to reflect the status of the various stages of the planned buildings.
 - b. Updates to the TIR must address whether additional traffic mitigation measures are necessary to support this development. The cost to implement the proposed mitigative measures must be borne by the Applicant.
 - c. A CMP must be submitted for review and approval prior to the issuance of demolition/building permits for major construction work. The CMP must identify the type, frequency, and routing of heavy trucks and construction-related vehicles. Every effort must be made to minimize impacts from these vehicles and related construction activities. The CMP must identify and limit vehicular activity related to construction, to periods outside of the peak periods of traffic, utilizing alternate routes for heavy trucks, provisions for either on-site or off-site staging areas for construction-related workers and vehicles to limit the use of on-street parking around the Project site and other mitigation measures related to traffic and potential neighborhood impacts. Preliminary or conceptual traffic control plans must also be included in the CMP. The Applicant must



RESOLUTION

document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing, and/or reconstruction if the condition of the roadways has deteriorated as a result of the related construction activities.

- d. The Traffic Demand Management (TDM) strategies, such as providing reduced fare transit passes to employees, rideshare programs, and parking cash out programs must be assessed and implemented to encourage transit, bicycle, and pedestrian travel to the Project site. A post of the Traffic Management Plan will be required approximately one year after the issuance of a certificate of occupancy for the hospital building to validate the relative effectiveness of the various TDM strategies identified in the initial report.
- 14. Prior to the approval of any sign permits, the Applicant shall submit a detailed sign plan for review and approval by the DPP.
- 15. The level of landscaping on the approved plans must be maintained and any modifications to the open space or landscaping will require prior approval by the Director of the DPP.
- 16. All exterior lighting must be shielded to prevent glare and light spillage on adjoining properties and/or public rights-of-way.
- 17. If, during construction, any previously unidentified archaeological sites or remains are encountered, the Applicant must stop work and contact the SHPD immediately. Work in the immediate area must be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative action.
- 18. Approval of this PRU permit does not constitute compliance with the LUO or other governmental agencies' requirements, including but not limited to building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the Project approved under this resolution comply with all applicable LUO and other governmental provisions and requirements.
- 19. As may be required by the Director of the DPP for the review of development permits, the Applicant must submit reports updating the Applicant's status in complying with applicable conditions.



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 21-219

RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to, Isaiah Sato, R.M. Towill Corporation, 2024 North King Street, Suite 200, Honolulu, Hawaii 96819; Straub Medical Center, 888 South King Street, Honolulu, Hawaii 96814; and Dean Uchida, Director of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813.

INTRODUCED BY:

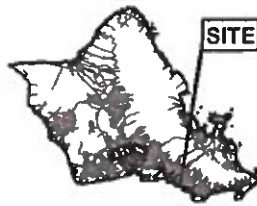
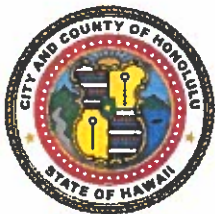
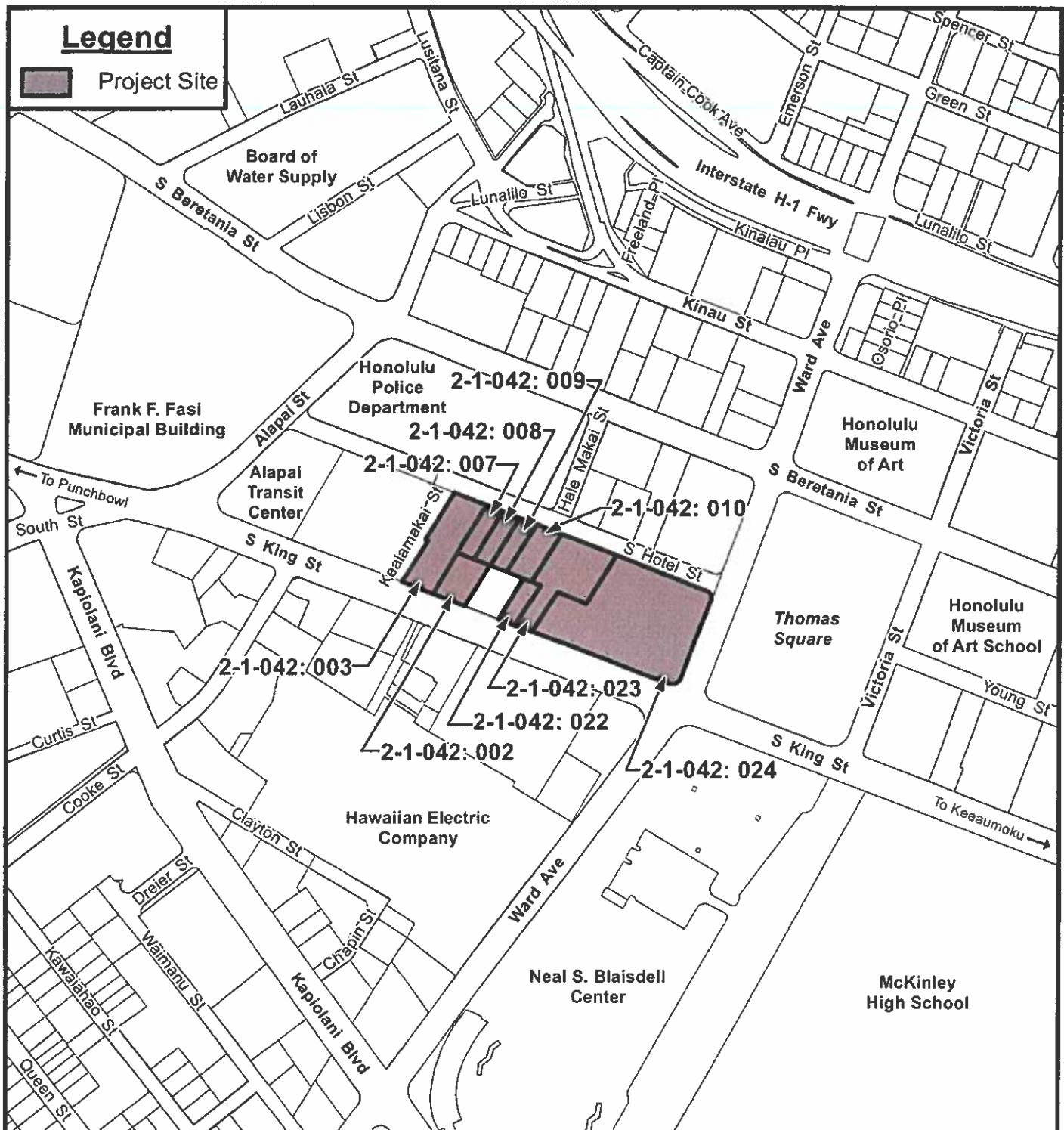
Young Watanabe (br)

DATE OF INTRODUCTION:

SEP 22 2021

Honolulu, Hawaii

Councilmembers



VICINITY MAP

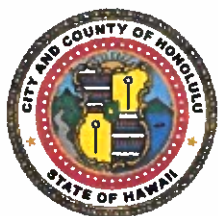
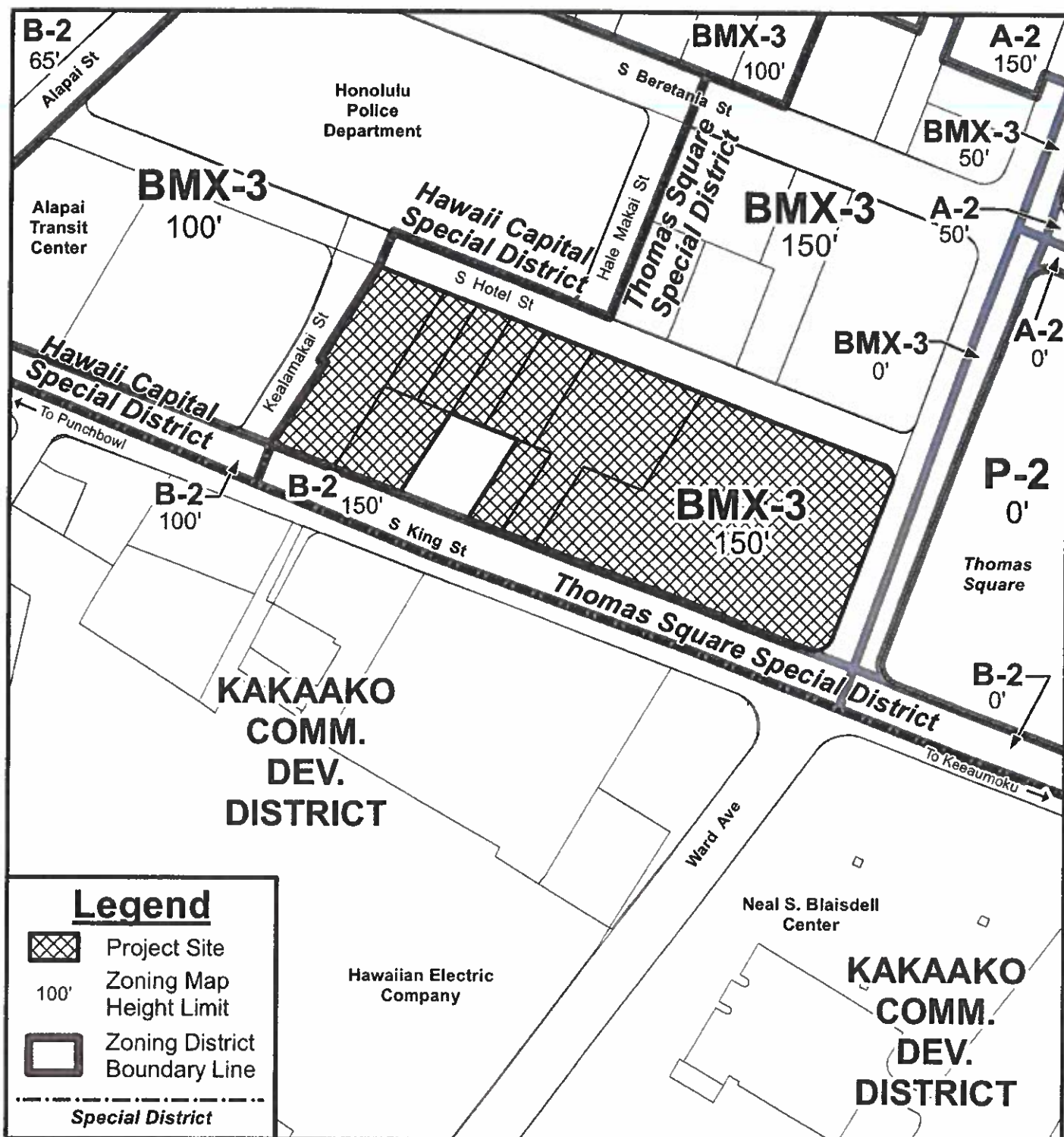
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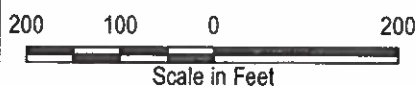
LOCATION MAP KULAOKAHUA, HONOLULU

TAX MAP KEY(S): 2-1-042:002, 003, 007, 008,
009, 010, 022, 023, 024

FOLDER NO.: 2020/PRU-2



VICINITY MAP



PORTION OF ZONING MAP NUUANU - MCCULLY

TAX MAP KEY(S): 2-1-042:002, 003, 007, 008,
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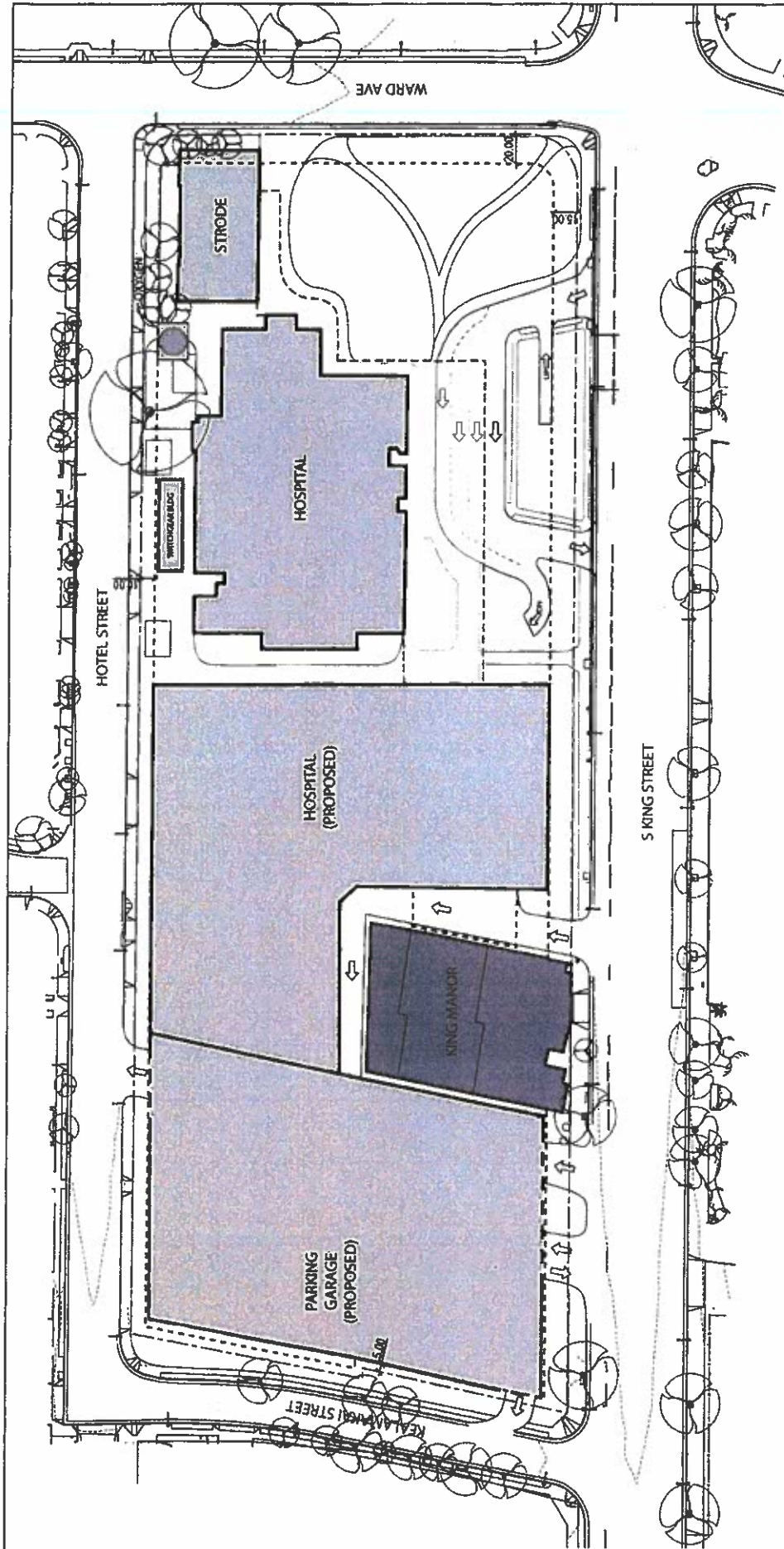


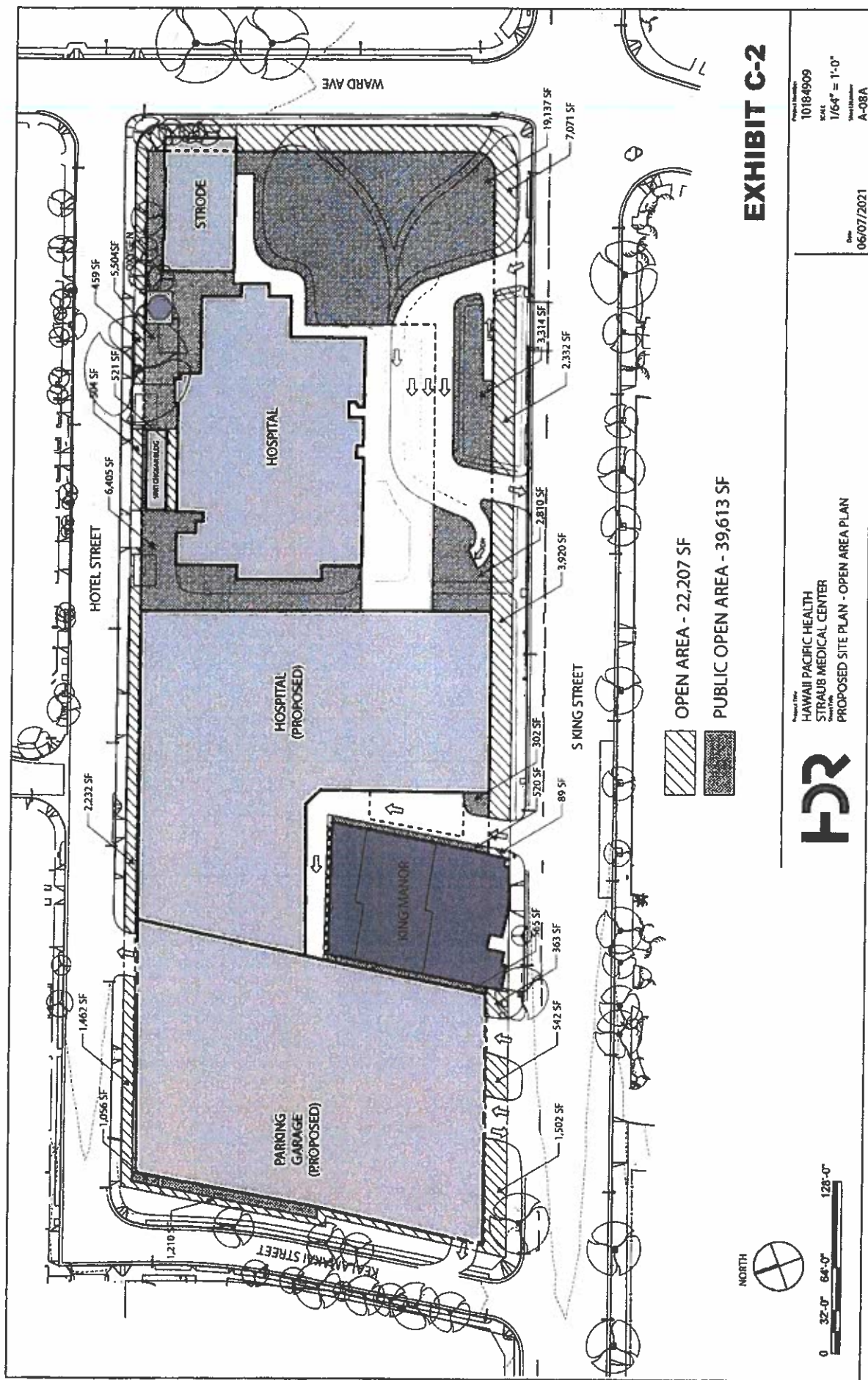
EXHIBIT C-1



Project Title
**HAWAII PACIFIC HEALTH
 STRAUB MEDICAL CENTER**
 Sheet Title
PROPOSED SITE PLAN - 15 YEAR MASTER PLAN

Project Number
10184909
 Scale
1/64" = 1'-0"
 Revision
A-08

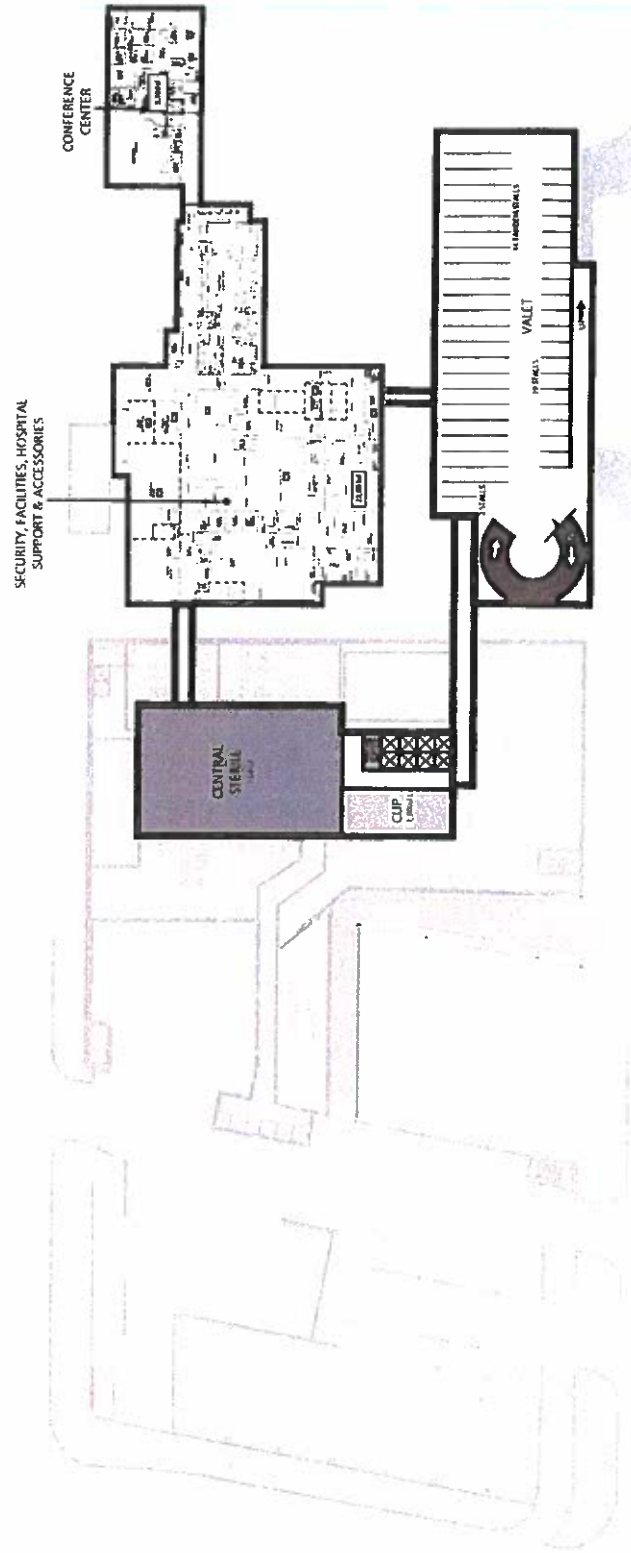
Date
06/07/2021



Project Title:
**HAWAII PACIFIC HEALTH
 STRAUB MEDICAL CENTER**
 Drawn By:
PROPOSED SITE PLAN - OPEN AREA PLAN

EXHIBIT C-2

Project Number:
10184909
 Scale:
1/64" = 1'-0"
 Date:
06/07/2021
 Sheet Number:
A-08A



00 - VALET / CENTRAL STERILE

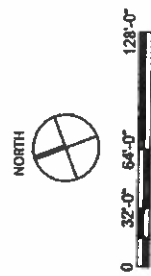
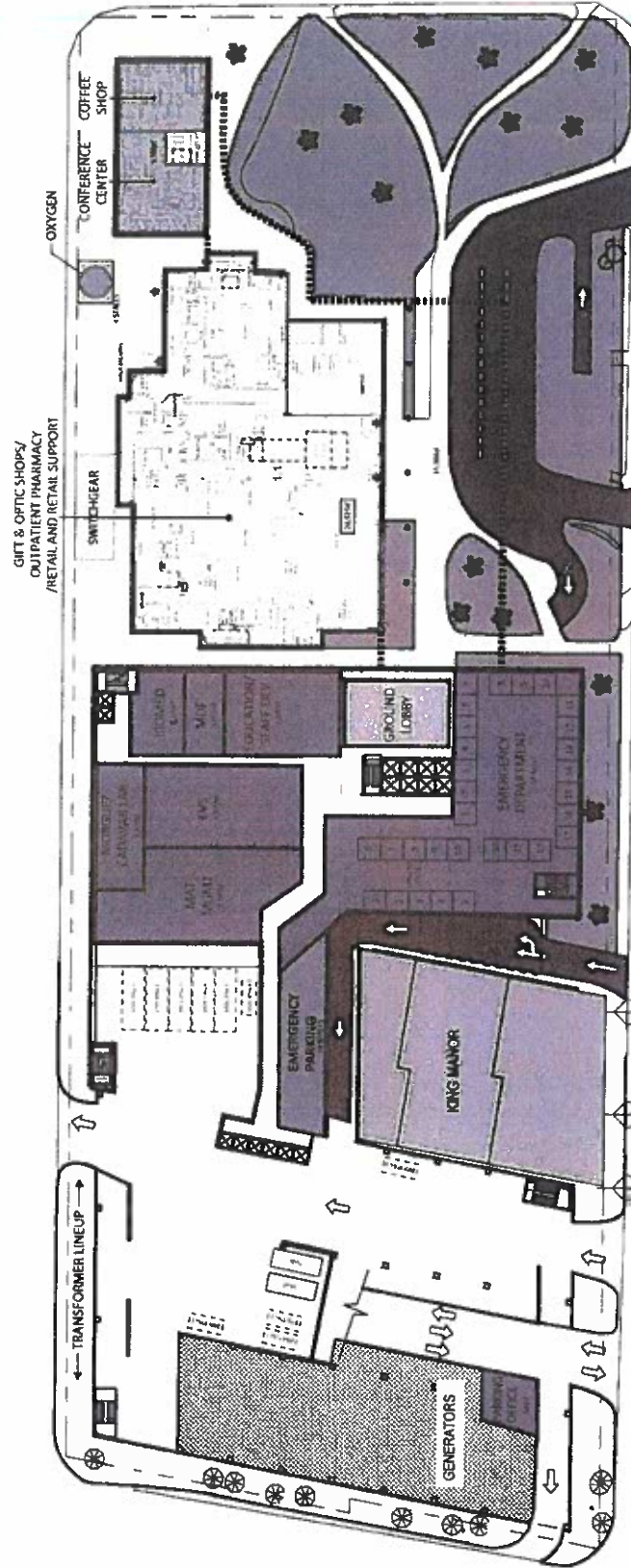


EXHIBIT D-1

HCP
 HAWAII PACIFIC HEALTH
 STRAUB MEDICAL CENTER
 BASEMENT FLOOR PLAN

Project Number
 10184909
 Scale
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 Sheet Number
 A-36

Date
 06/07/2021



01 - ED / FACILITIES

43.300x1

NORTH



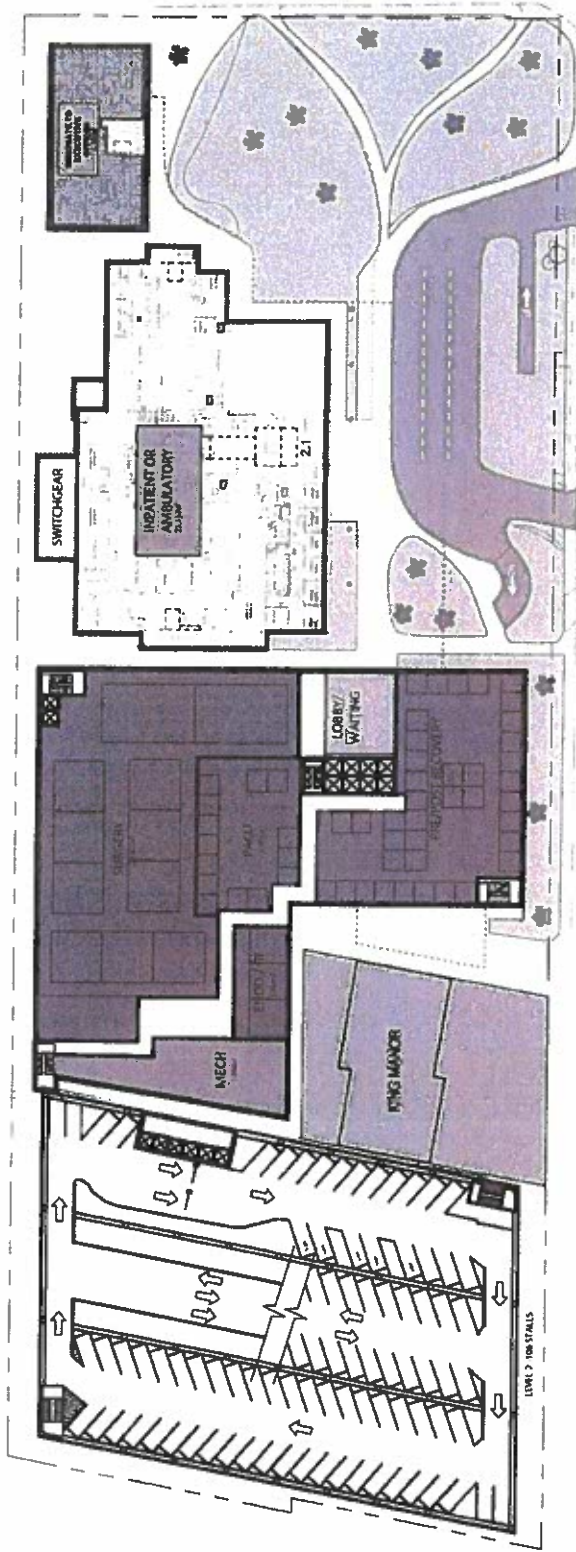
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EXHIBIT D-2

Project Title
HAWAII PACIFIC HEALTH
STRAUB MEDICAL CENTER
LEVEL 1 PLAN



Project Number
10184909
Scale
1/64" = 1'-0"
Date
06/07/2021
Sheet Number
A-37



02 - SURGERY



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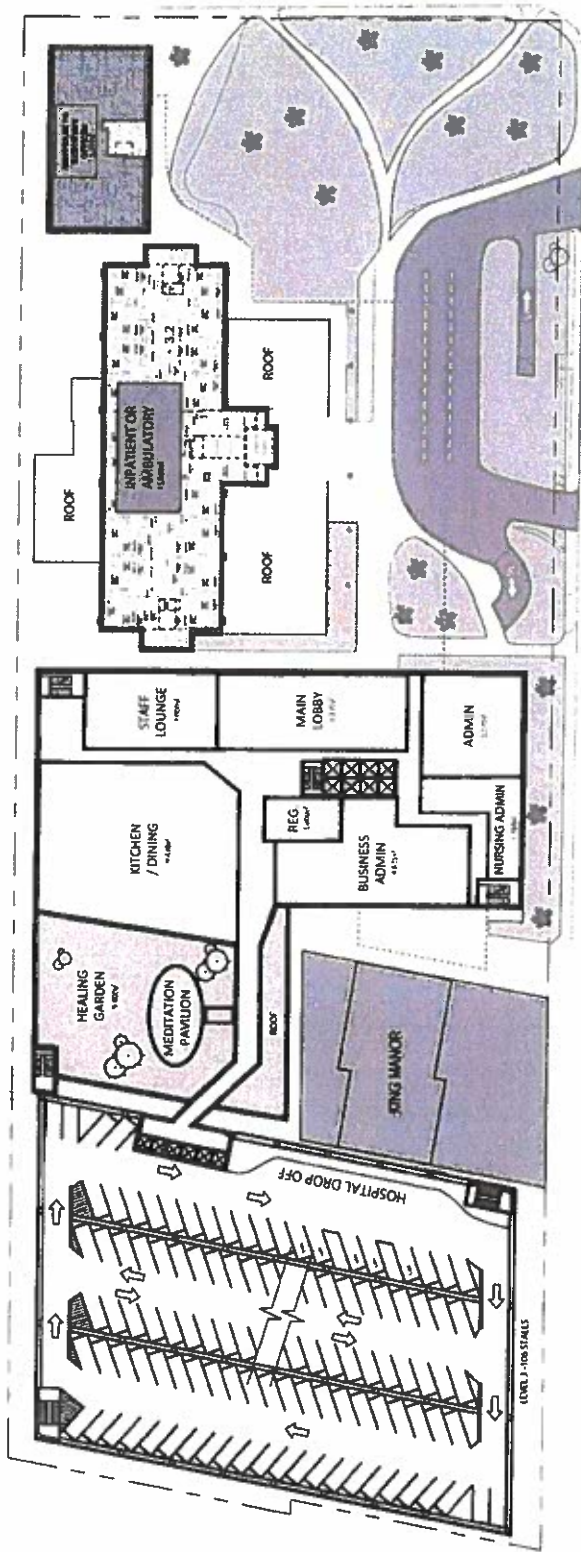


Project Title:
HAWAII PACIFIC HEALTH
STRAUB MEDICAL CENTER
Level 2 Plan

EXHIBIT D-3

Project Number:
10184909
Scale:
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Sheet Number:
A-38

Date:
06/07/2021



03 - MAIN LOBBY / ADMINISTRATION

38,700sf



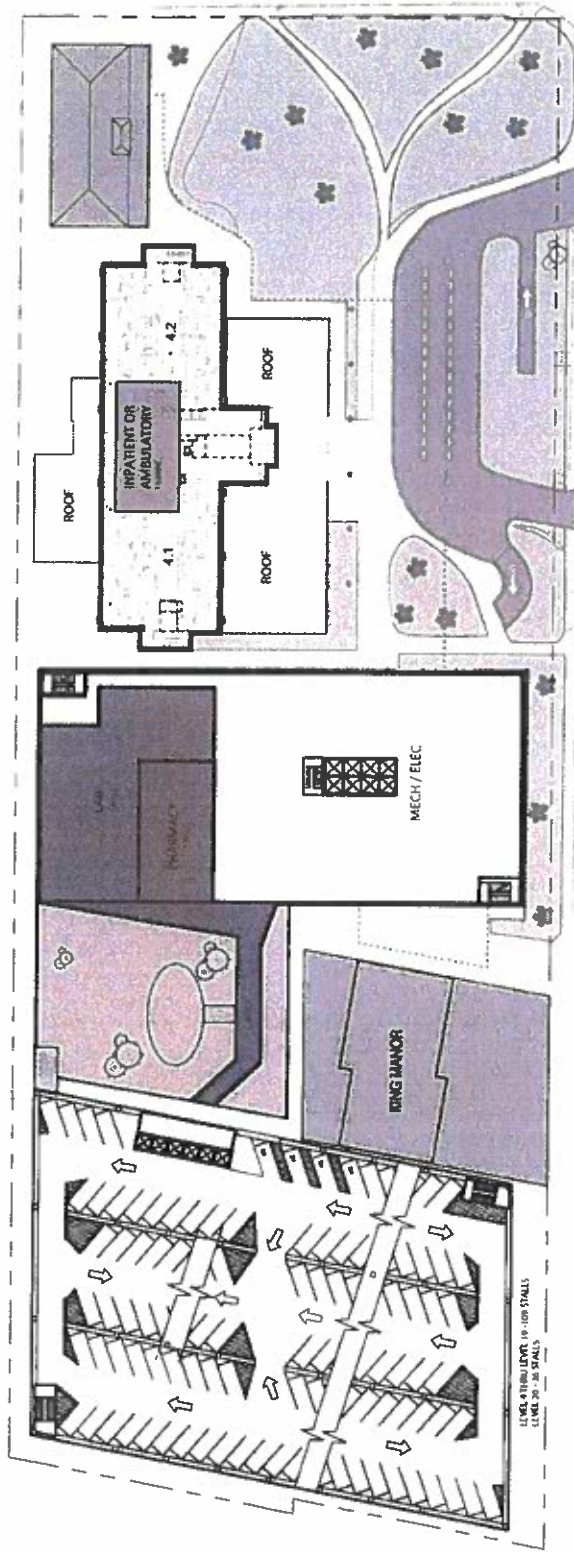
EXHIBIT D-4

Project Title
HAWAII PACIFIC HEALTH
STRAUB MEDICAL CENTER
Level 3 Plan



Project Number
10184909
Scale
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Sheet Number
A-39

Date
06/07/2021



04 - MECH / LAB
13.800%
13.800%



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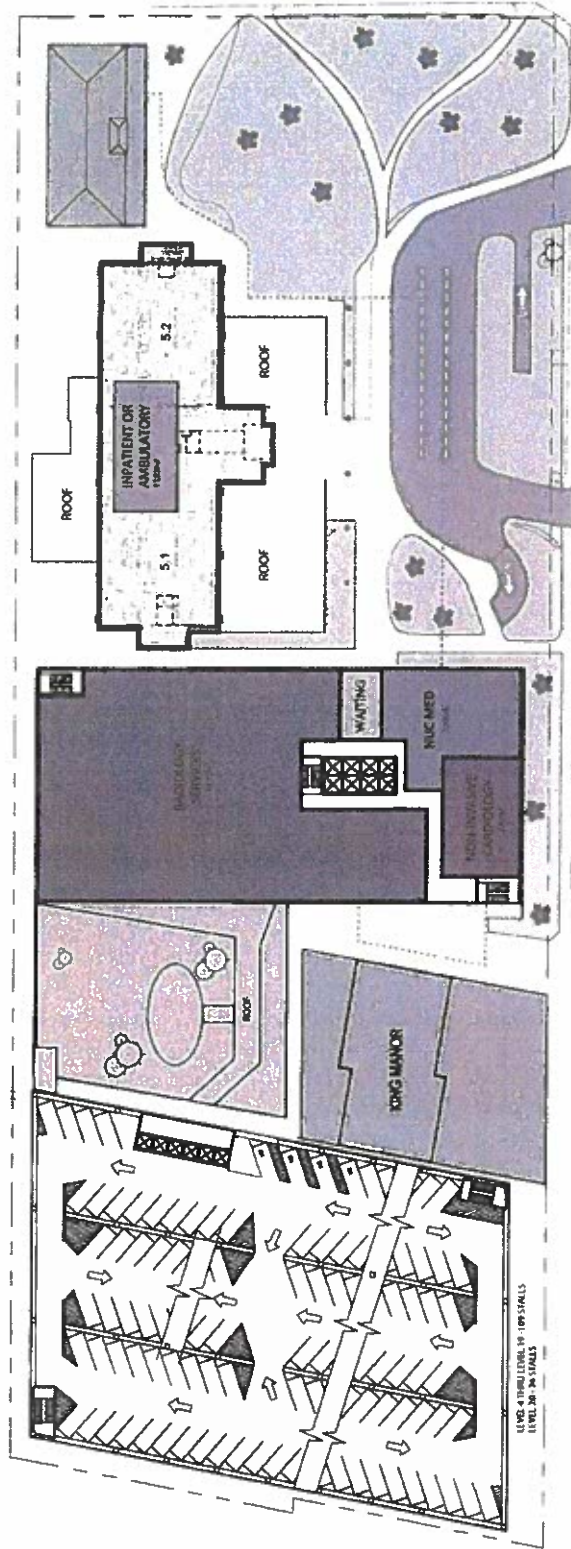
EXHIBIT D-5



Project Title
HAWAII PACIFIC HEALTH
STRAUB MEDICAL CENTER
LEVEL 4 PLAN

Project Number
10184909
Scale
1/64" = 1'-0"
Sheet Number
A-40

Date
05/07/2021



109 STALLS
LEVEL 50 - 51
LEVEL 50 - 51

05 - RADIOLOGY SERVICES

33.8001d



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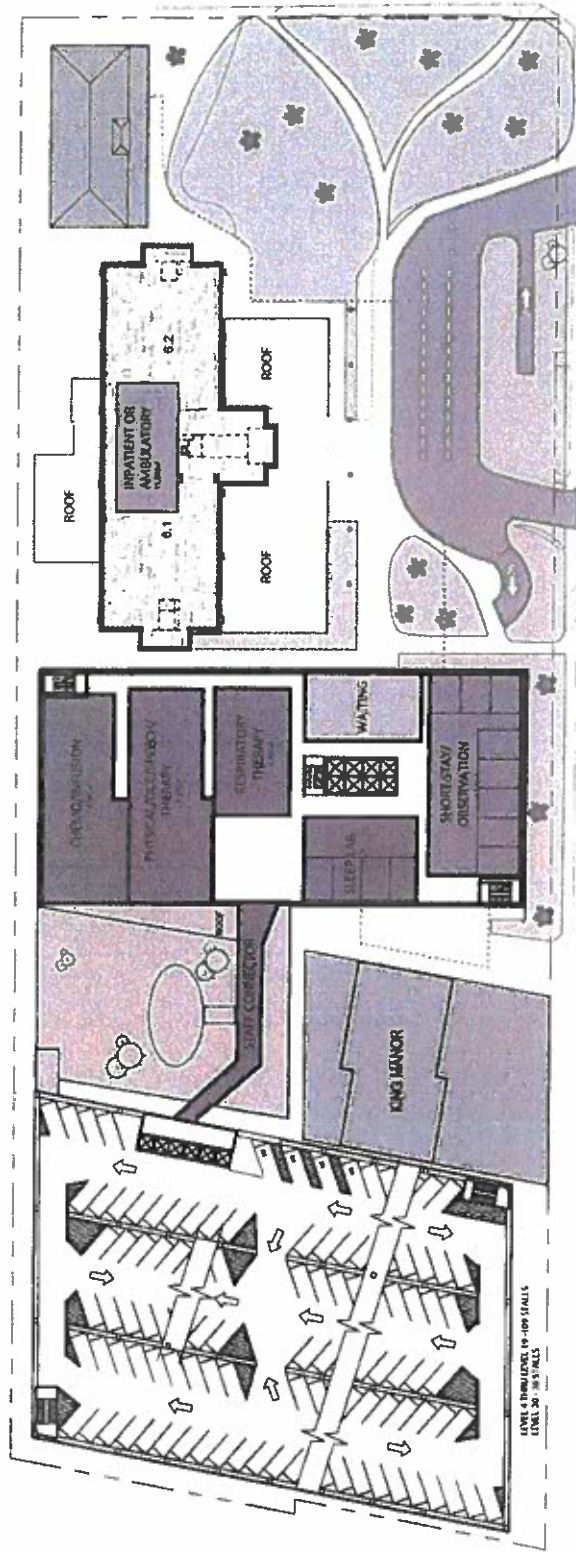


HAWAII PACIFIC HEALTH
STRAUB MEDICAL CENTER
LEVEL 5 PLAN

EXHIBIT D-6

Project Number
10184909
Scale
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Sheet Number
A-41

Date
06/07/2021



06 - OUTPATIENT THERAPY

35.4258



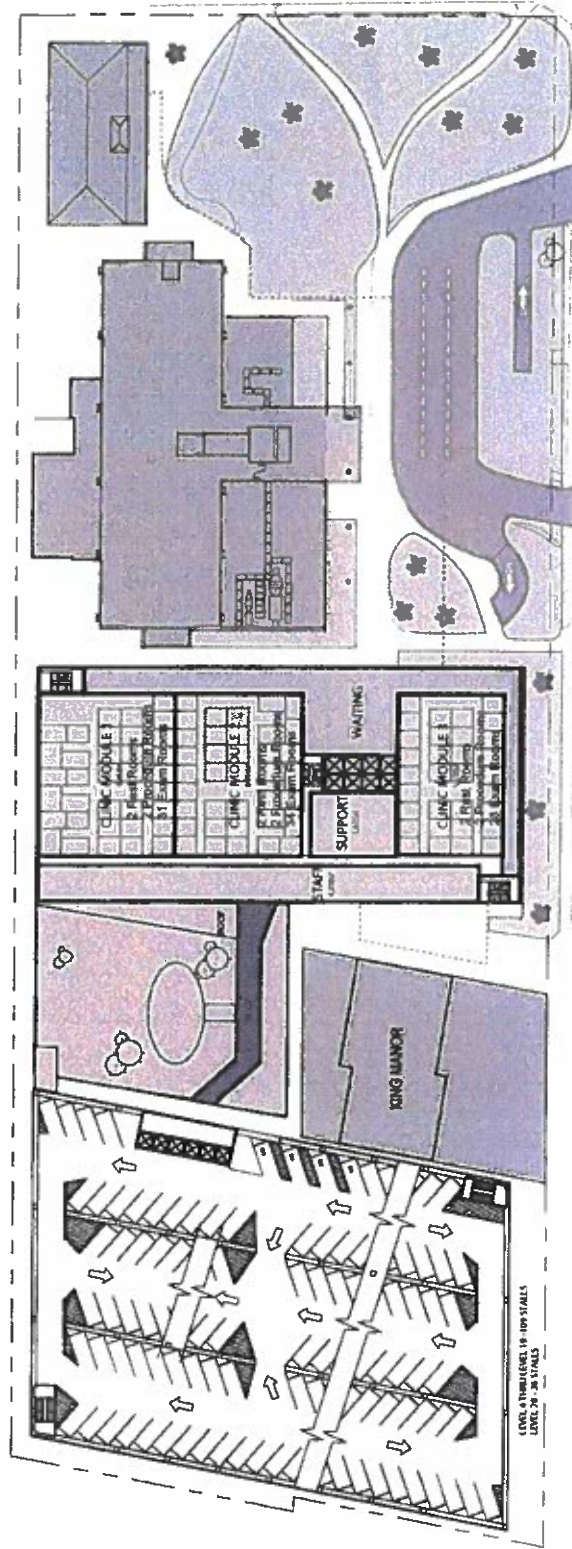
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EXHIBIT D-7

Project Title
HAWAII PACIFIC HEALTH
STRAUB MEDICAL CENTER
LEVEL 6 PLAN



Project Number
10184909
Scale
1/64" = 1'-0"
Date
06/07/2021
Sheet
A-42



07-10 - CLINIC FLOORS

33,800sf



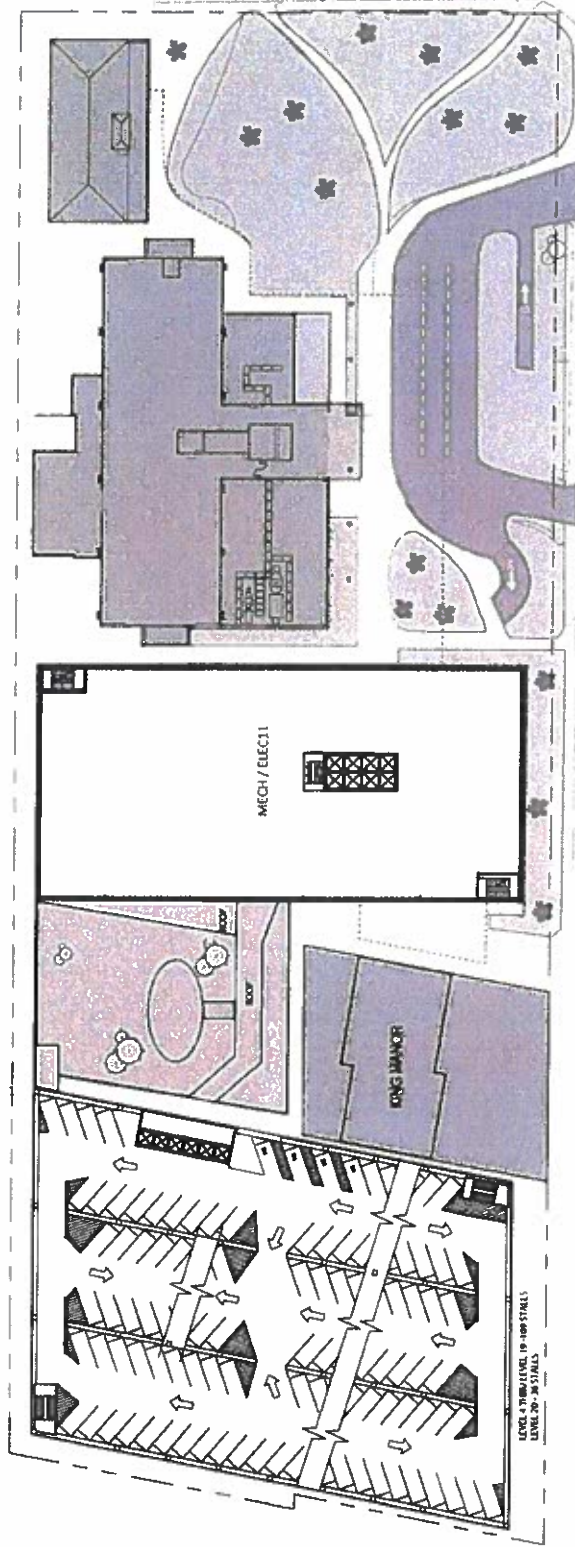
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EXHIBIT D-8

Project Name
HAWAII PACIFIC HEALTH
STRAUB MEDICAL CENTER
Room Type
LEVEL 7-10 PLAN



Project Number
10184909
Scale
1/64" = 1'-0"
Date
06/07/2021
Sheet Number
A-43



11- MECHANICAL / ELECTRICAL

33,800sf



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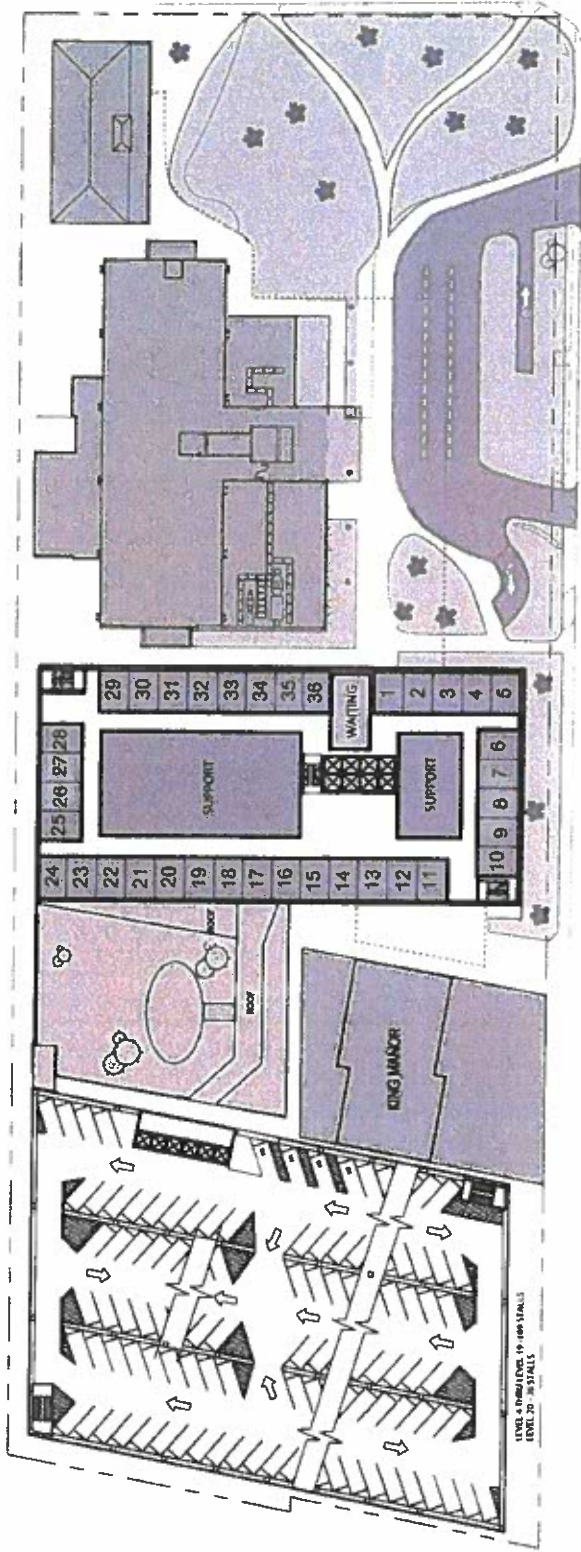
EXHIBIT D-9

Project Title:
HAWAII PACIFIC HEALTH
STRAUB MEDICAL CENTER
LEVEL 11 PLAN



Project Number:
10184909
Scale:
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Sheet Number:
A-44

Date:
06/07/2021



12-15 - INPATIENT FLOORS



0 32'-0" 64'-0" 128'-0"



Project Title
HAWAII PACIFIC HEALTH
STRAUB MEDICAL CENTER
Level 12-15 Plan

EXHIBIT D-10

Project Number
10184909
Scale
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Sheet Number
A-45

Date
06/07/2021



16 - INPATIENT FLOOR

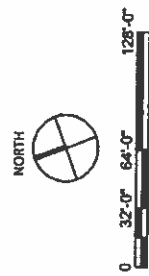
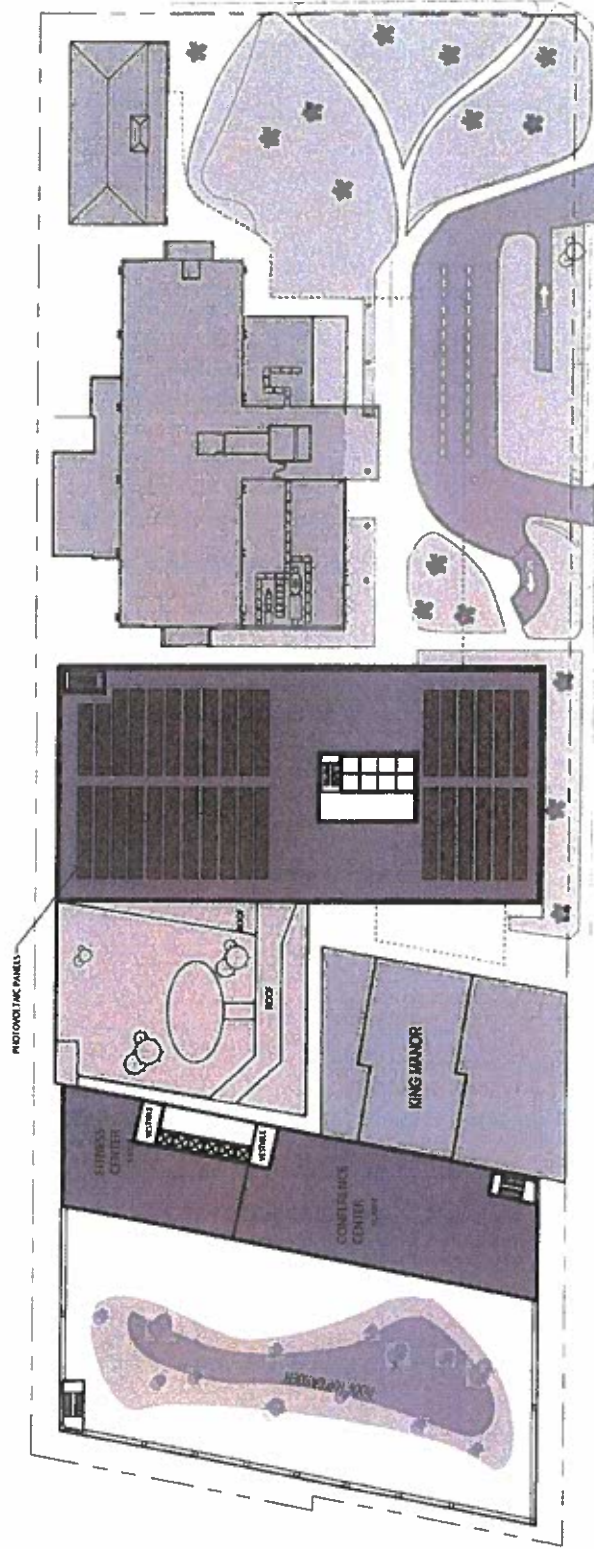


EXHIBIT D-11

<p>Project Title HAWAII PACIFIC HEALTH STRAUB MEDICAL CENTER Level 16 Plan</p>	<p>Project Number 10184909</p> <p>Scale 1/64" = 1'-0"</p> <p>Date 06/07/2021</p> <p>Sheet Number A-46</p>
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CONFERENCE CENTER

22.300H



0 32'-0" 64'-0" 128'-0"

EXHIBIT D-12

Project Number
10184909
Scale
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Sheet Number
A-47

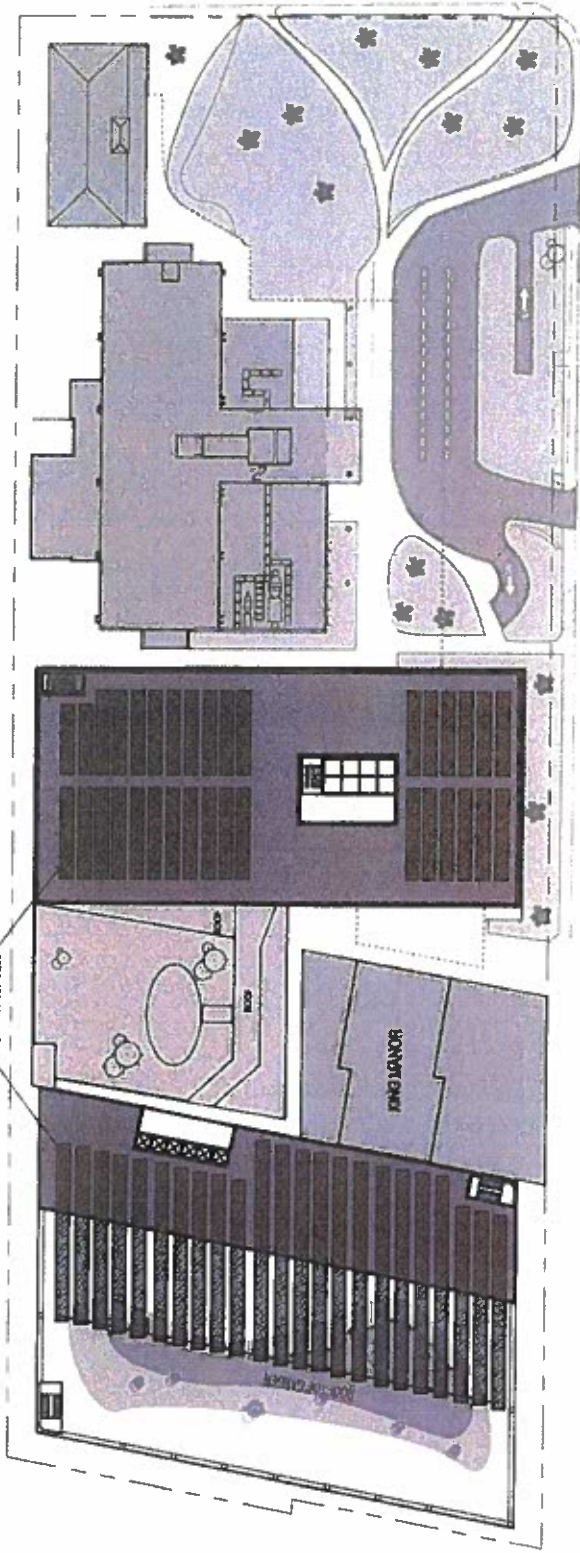
Date
06/07/2021



Project Name
HAWAII PACIFIC HEALTH
STRAUB MEDICAL CENTER
Sheet Title
CONFERENCE CENTER FLOOR PLAN



PHOTOGRAPHIC PANELS



CONFERENCE CENTER ROOF
22.300H



Project Title
HAWAII PACIFIC HEALTH
STRAUB MEDICAL CENTER
CONFERENCE CENTER ROOF PLAN

EXHIBIT D-13

Project Number
10184909
Scale
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Drawing Number
A-48

Date
06/07/2021

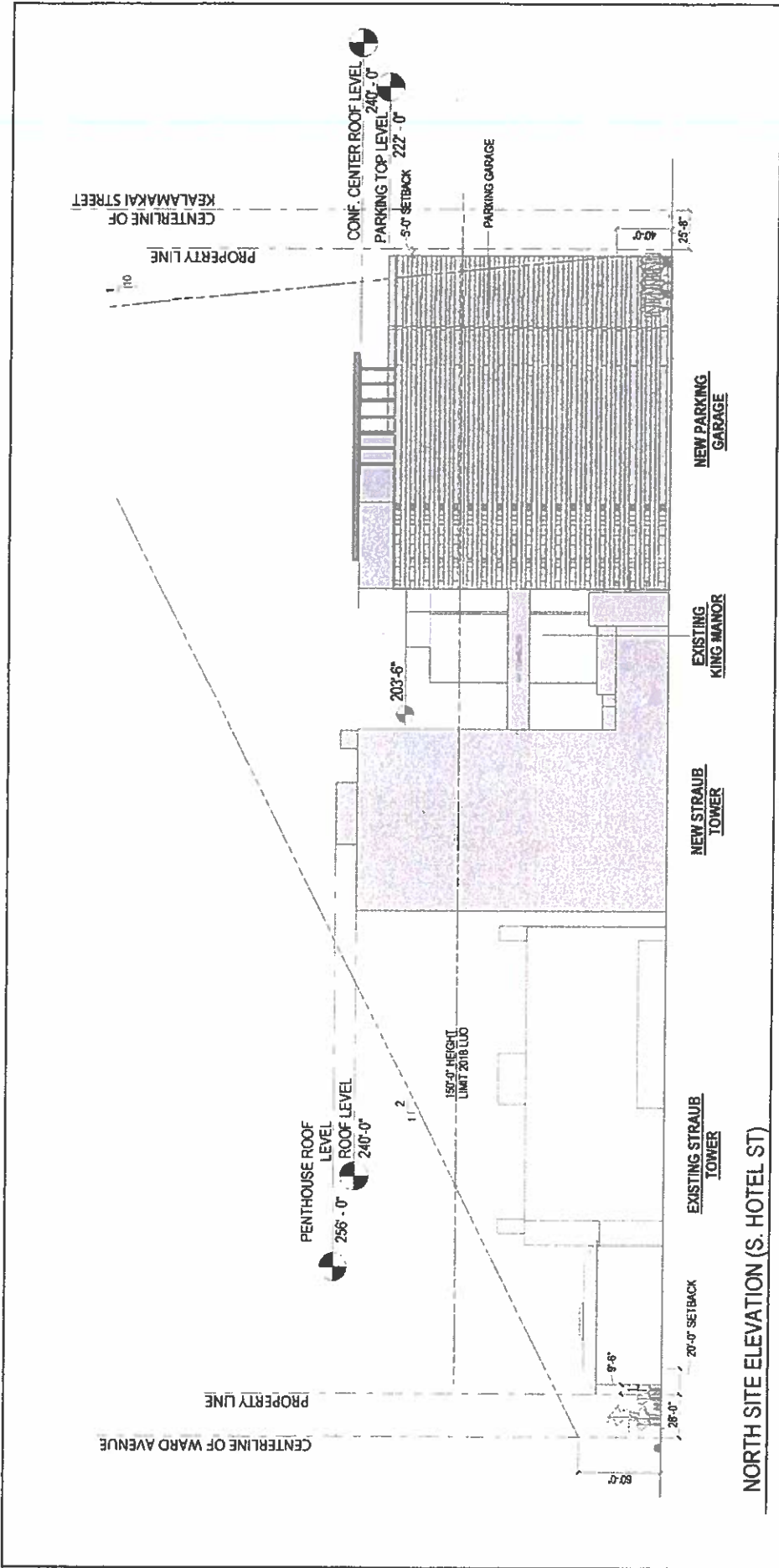
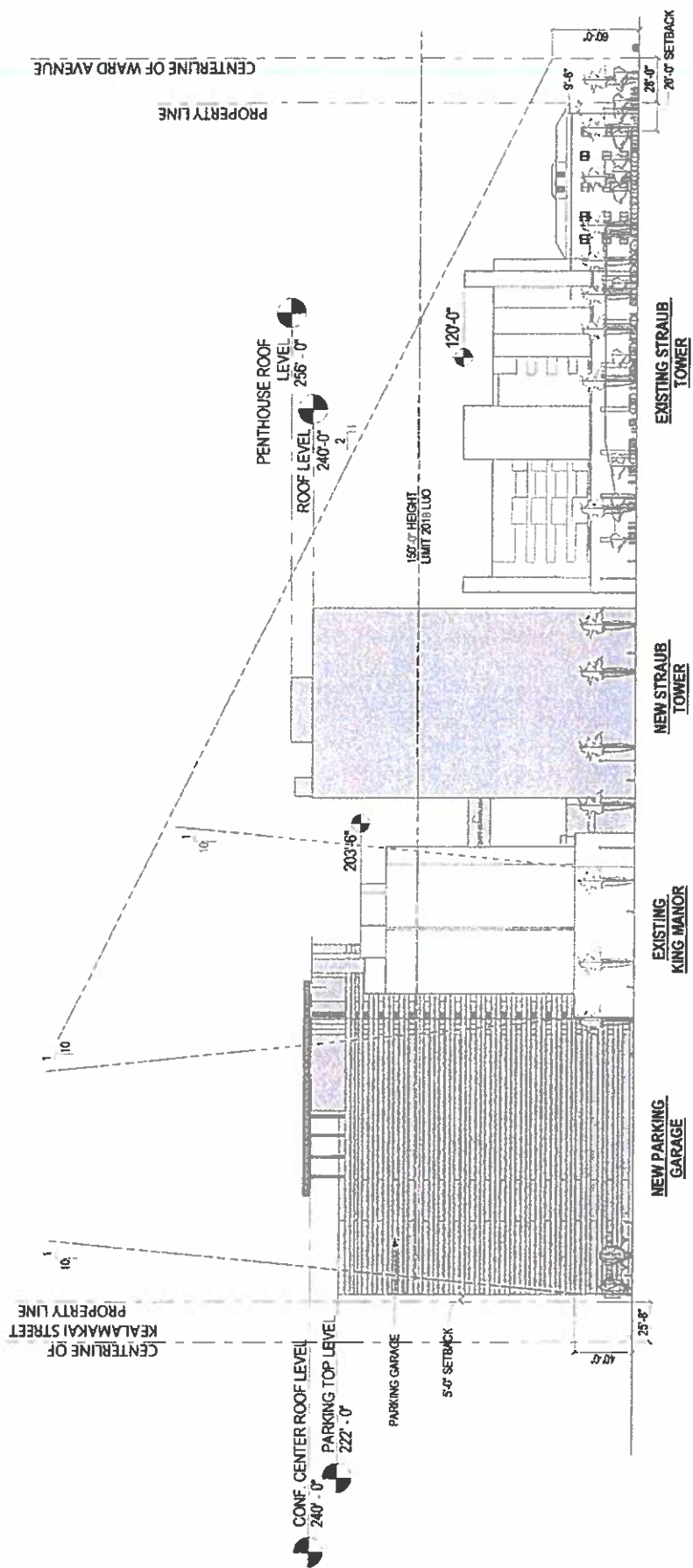
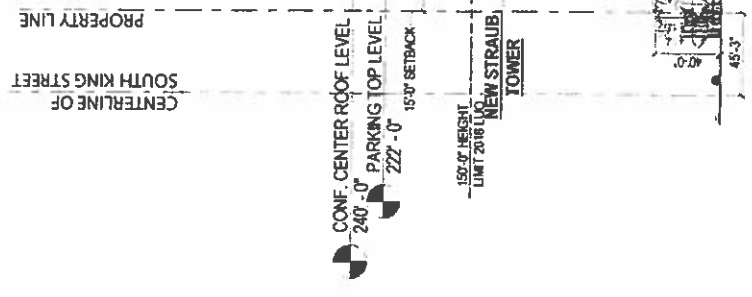


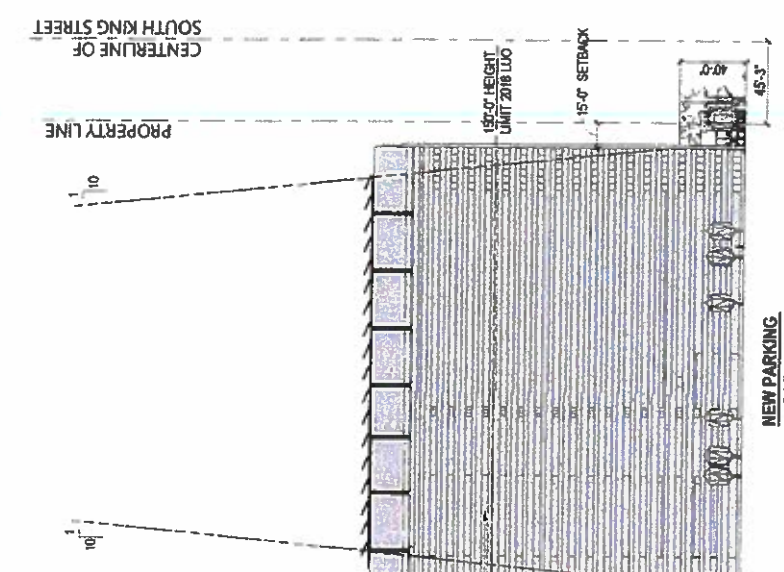
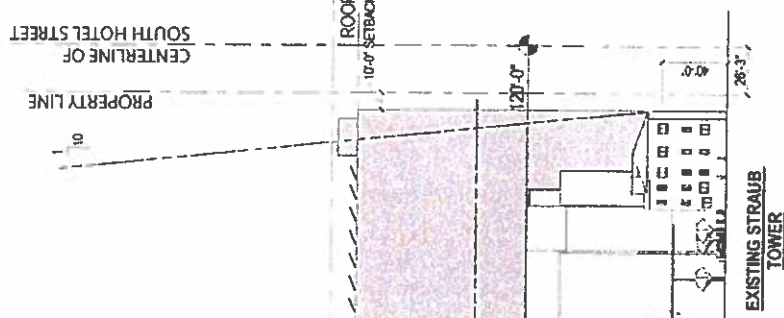
EXHIBIT D-14

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EAST SITE ELEVATION (WARD AVE.)



WEST SITE ELEVATION (KEALAMAKAHI ST.)



Project Name
HAWAII PACIFIC HEALTH
STRAUB MEDICAL CENTER
SITE ELEVATIONS

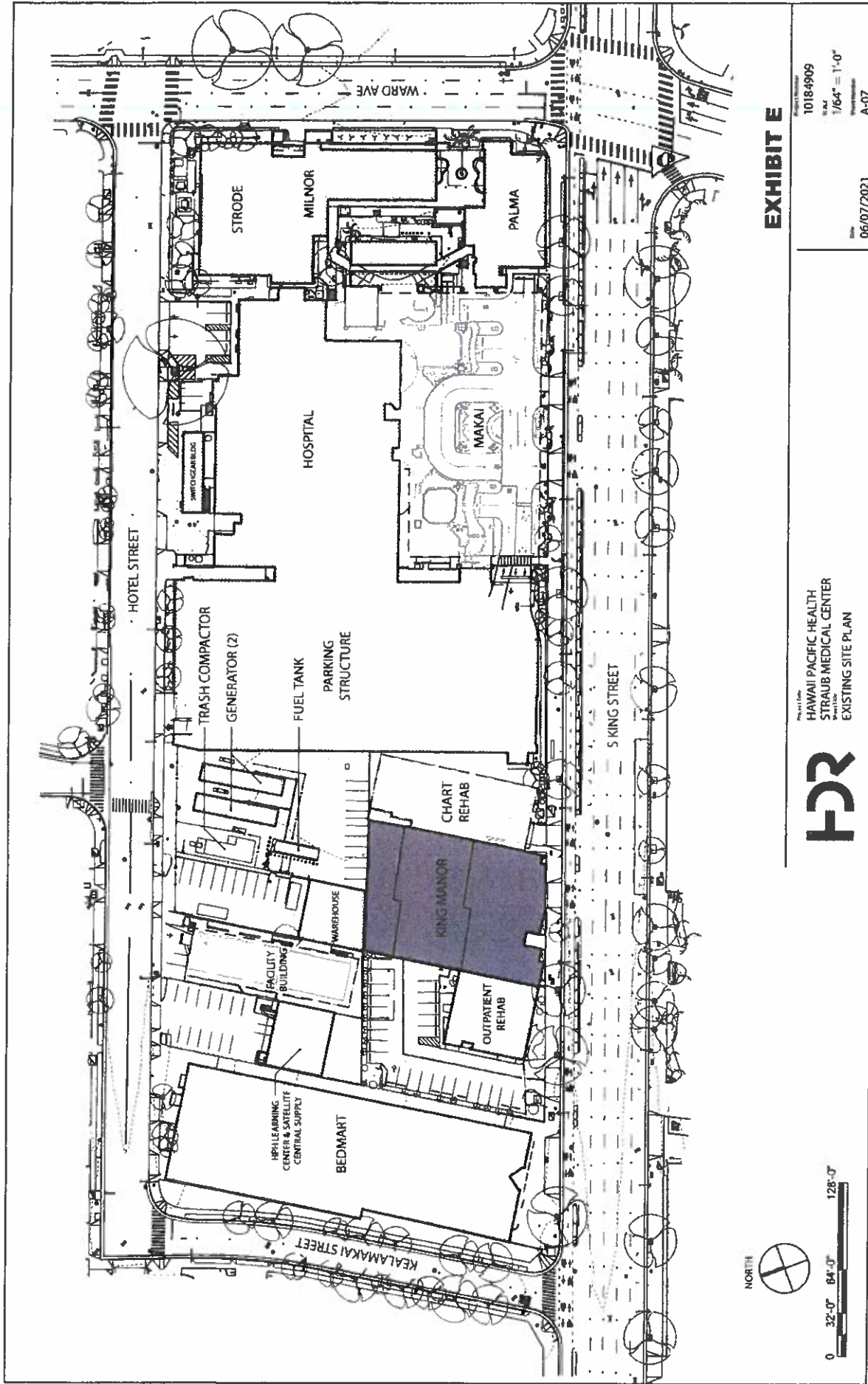
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Scale
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Date
06/07/2021

Sheet Number
A-51

EXHIBIT D-16



0 32'-0" 64'-0" 128'-0"

HCP

Project Name
HAWAII PACIFIC HEALTH
STRAUB MEDICAL CENTER
EXISTING SITE PLAN

EXHIBIT E

Project Number
10184909
Scale
1/64" = 1'-0"
Date
06/07/2021
Sheet Number
A-07